

CLARIFICATION NOTICE

Reservoir #3 Historic Preservation Plan Project # 2007-031

Respondents please note that the following is issued and attached as part of this RFP: All other requirements of this RFP remain in effect.

Due Date: We are extending the due date from 24 February 2009, to 17 March 2009. The activity dates are adjusted accordingly:

Activity Date

1. Issuance of Request for Proposals	02/03/09
2. Receipt of Proposals	03/17/09
3. Completion of evaluation of Proposals	04/17/09
4. Award of Contract	05/06/09
5. Historic Preservation Plan	180 days from Award of Contract
6. Nomination Application to the National Register/Historic Places	Concurrent with Activity 5 above

Nomination: On Page 3 of 31, paragraph 4, line 2, change time frame from “120” to “180”.

Deliverables: On Page 2 of 3, paragraph 4 (starting with “The Consultant shall prepare”), line 1, delete “The documents”, and insert “The final report documents”. The intention here is for the final finished product to have animation capabilities, and not during the noting of existing conditions.

Budgeting: On Page 3 of 31, Section D, Item 1, paragraph c (Project Budgeting), please assume that these activities will take place at the end of Schematics, and not during Pre-Design.

Materials Analysis Reports: On Page 2 of 31, Item 8 (Appendices), subsection b (Materials Analysis Reports), As far as scope is concerned, the primary objective here is the condition of the building elements and walls of the Reservoir.

Topographic Survey: This effort is underway, and was delayed due to the season. This information will be available to the awarded consultants prior to the commencement of any investigative work, but will not be available prior to the submission of your responses to this RFP.

Overall Project Budget & Timeline: Several respondents have asked if the City has a time line for this overall project. Any time line is inexplicably tied to an overall project budget. The City believes (and Consultants must assume) that beyond the 180 day time frame for this Preservation Plan/Historic Structures Report, we cannot predict yet how this project will be designed or constructed. The City acknowledges that this will be an expensive undertaking, probably requiring millions of dollars, and taking several years to complete. Funds will likely be made available in some phased manner, and construction would be phased accordingly. The City hopes to obtain grants for a majority of the work, and the balance will be made available as Capital Improvement funds.

Once the City receives the Historic Preservation Plan/ Historic Structures Report, we will have a more precise picture of the cost and schedule. The City will then obtain a proposal for professional services for design and contract administration. For your information, the City’s current Parks Master Plan (adopted in 2008) does list this project as one of the goals of the 10 year Master Plan. An estimate of up to \$12,000,000 was assumed in this Master Plan for this project. Therefore, the City is well aware of the potential cost implications. But such a project will still likely be spread over several years and will have multiple funding sources.

Schematics: We have received a number of inquiries about the extent or scope of this phase of the work, and judging from the inquiries, some may have interpreted our scope as though we were expecting some form of deliverables that could be “bid”. That is not the case. Schematic Design as it relates to architectural/site/civil work may be in the form of preliminary drawings and site plans for presentation purposes to many groups, including the Mayor & Council, public agencies, etc. As for MEP work, you may elect to perform this as some narrative studies, some preliminary drawings, or both if you so choose. The overall objective here is to make certain that we touch upon as many aspects as possible in order to eventually arrive at the most comprehensive construction budget possible.

Design Alternatives: On Page 4 of 31, Section 3 (Schematic Design), we make mention of alternative design solutions. It's impossible to quantify how many are requested. In past experience, designers like to come up with 2 or 3 ideas on how something might be done. Many alternatives come out of discussions and progress meetings, and respondents should assume that any and all design alternatives will be discussed and reviewed in the preliminary stages only. The final report will be based upon a single design concept.

Source of Programming: Several respondents have asked about exactly who the design team will be interacting with as they develop the project deliverables. The source of the program is primarily the Reservoir Alliance, with consultation with the City (through my office). We are not planning to include other community groups or stakeholders, or conducting workshops or so-called "charettes".

Other Documentation: There are several other documents that are available upon written request via e-mail. They are:

- **LOI Mapping:** A copy of the Freshwater Wetlands delineation and mapping is available in PDF and TIFF format upon written fax or e-mail request to this office. Please contact us at wrigleyg@cnj.org
- **NJDEP LOI Verification:** A copy of the NJDEP Letter of Interpretation is available in PDF format upon written fax or e-mail request to this office. Please contact us at wrigleyg@cnj.org
- **Cultural Resource Reconnaissance & Structural Evaluation Report:** A March 2008 report, prepared for the City by T&M Associates, is available in PDF format upon written fax or e-mail request. It should be noted that the report constitutes the sum total of T&M's contractual requirements to the City on this project. Please contact us at wrigleyg@cnj.org
- **Reservoir Alliance Preliminary Conceptual Plan:** This document is available upon written request to the Preservation Alliance by contacting via e-mail cynthia.hadjiyannis@verizon.net
- **Draft Nomination by Reservoir Alliance (2006):** The Reservoir Alliance had previously drafted portions of a nomination of this site to the National Register of Historic Places. Copies are available by contacting via e-mail cynthia.hadjiyannis@verizon.net
- **2/13/09 Site Visit:** A list of individuals who visited the site on 2/13/09 is available by contacting the Reservoir Alliance via e-mail at cynthia.hadjiyannis@verizon.net

Site Visitation: If any respondents wish to visit the Reservoir, please call the Reservoir Preservation Alliance at 201-876-6568, or via e-mail at cynthia.hadjiyannis@verizon.net. Again, site visitation is not mandatory. But please note that site visitation will not be permitted after 3/6/09.

Additional Questions: Respondents are cordially asked to submit questions no later than 3/6/09. All questions should be in written format, and may be faxed or e-mailed.

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